



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY



Brownfields Workshop #2

Researching Environmental Histories

Technical Assistance to Brownfields Program (TAB)

THANK YOU for joining us today. We will get started in a moment.

Beth Grigsby, KSU TAB, beth27@ksu.edu

ksutab.org

Technical Assistance to Brownfields (TAB)

- Nationally funding program by U.S. EPA
- Technical assistance for communities, nonprofits, regional councils and tribes revitalizing communities through brownfields redevelopment
- Services provided are free and tailored to meet specific needs



You've Got a Friend in TAB

TAB providers can fill gaps and help support overall project goals.

- Help identifying your community's brownfields
- Strategic planning and reuse visioning
- Solar and Green Energy Strategies
- Economic feasibility and Market Impact/Analysis
- Community outreach and input
- Educational workshops
- Help identify funding sources
- EPA Brownfields Grants-strategy development and application reviews





TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Workshop #1 Recap: Brownfields 101

Indiana Brownfields Program Overview and Updates



Gary Brownfields Redevelopment Workshop #1

October 17, 2025



INDIANA BROWNFIELDS PROGRAM

Our mission is to encourage and assist investment in the redevelopment of brownfield properties by helping communities via educational, financial, technical, and legal assistance to identify and mitigate environmental barriers that impede local economic growth.



BENEFITS OF A SUCCESSFUL BROWNFIELD REDEVELOPMENT



INDIANA BROWNFIELDS PROGRAM LEND A HAND



PHASE I ESA OVERVIEW



LEGAL/TECHNICAL INCENTIVES



PHASE I ESA INITIATIVE



PETROLEUM ORPHAN SITE INITIATIVE

3800 broadway, gary, IN

Show search results for 3800 broadw...

(1 of 2)

Dry Cleaner and Laundry: 3708 Broadway

ADDRESS	3708 Broadway
MUNICIPALITY	Gary
ZIP_CODE	46408
COUNTY	Lake
REFERENCE_TABLE	More info
LONGITUDE	-87.34
LATITUDE	41.55
MASTER_AL_ID	
INTERNAL_DS_ADDR_ID	6,216.00
STREET_VIEW	More info

[Zoom to](#) ...

Layer List

- Layers
- Brownfields Sites
 - Hazardous Waste Correction Action
 - Leaking Underground Storage Tanks
 - Site Investigation
 - Sites of Special Interest
 - State Cleanup
 - Voluntary Remediation Program
 - County Parcels
 - Dry Cleaner and Laundry
 - Restricted Sites - IC Approved
 - Restricted Sites - IC Recorded Area
 - Aerial Imagery

Lori's presentation focused on the **IDEM Interactive Map**, a key tool available on the "What's in My Neighborhood" website.



TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Liability

Origin of Superfund



Love Canal is a reminder of both the devastating consequences of environmental disasters and the power of concerned citizens to spur change nationwide.

Through the 1940's, an estimated 21,000 tons of chemicals and hazardous waste were dumped in the Love Canal. In the 1970s, contaminated groundwater migrated through sewers and creeks and began seeping into people's properties.



Unintended Consequences of Superfund Law

- 1980's: a pattern to avoid potential CERCLA liability was developing...in the greenfields!
- Older industrial/commercial sites continued to deteriorate
- Lenders wouldn't lend due to the liability scheme (CERCLA liability)
- Sites with potential contamination avoided



Brownfields Laws and Incentives

Helps address the environmental issues for property transactions & expansions

Liability protection

- For prospective purchaser, contiguous landowners, and others
- Perform due diligence (environmental assessments) before purchase and cooperate in addressing environmental issues

Funding for eligible sites and entities include:

- Assessment, cleanup
- Redevelopment (primarily non-EPA sources)

EPA Performance Measures:

- Properties assessed
- Jobs leveraged
- Dollars leveraged
- Acres made ready for anticipated re-use



Liability Protection: All Appropriate Inquiry

AAI: the process of evaluating a property's environmental condition and assessing the likelihood of any contamination

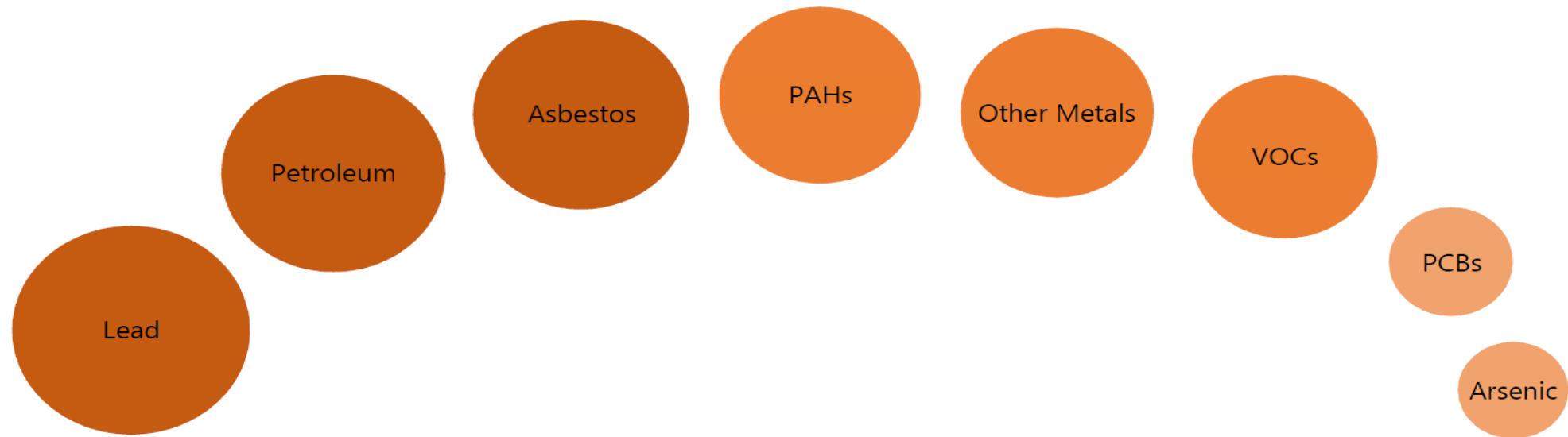
- Conducted to claim protection from CERCLA liability
- Must be conducted within 180 days prior to acquisition
- Report must meet the ASTM E1527-21 Phase I standards

Requirements (at a minimum):

- An opinion as to whether the inquiry identified conditions indicative of releases or threatened releases of hazardous materials, pollutants, etc.
- Identification of “significant” data gaps
- Qualifications and signature of the environmental professional
- The environmental professional must include an opinion regarding additional appropriate investigation

The ASTM Phase I Environmental Site Assessment (ESA) is a critical process to identify potential environmental liabilities and ensure compliance with regulations

Environmental Contaminants Often Found at Brownfield Sites



Reference: “EPA Environmental Contaminants Often Found at Brownfield Sites” February 2025



Three basic exposure pathways are (1) breathing, (2) eating or drinking, and (3) direct contact with the skin



When contaminants attach to small dust and soil particles or occur as a vapor, **breathing** can expose people.



Exposure can occur when people **eat or drink** contaminated water, food, dusts or soils. Children that suck their fingers or chew toys contaminated with dust or soils may be exposed.



Skin can absorb some forms of contaminants from **direct contact** with contaminated dust and soil particles, the contaminants or vapors.

Reference: “EPA Environmental Contaminants Often Found at Brownfield Sites” February 2025





TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

How to Screen Sites for Brownfields



What are Past Property Uses That May Result in a Brownfield Site?





TAB
Technical Assistance
to Brownfields

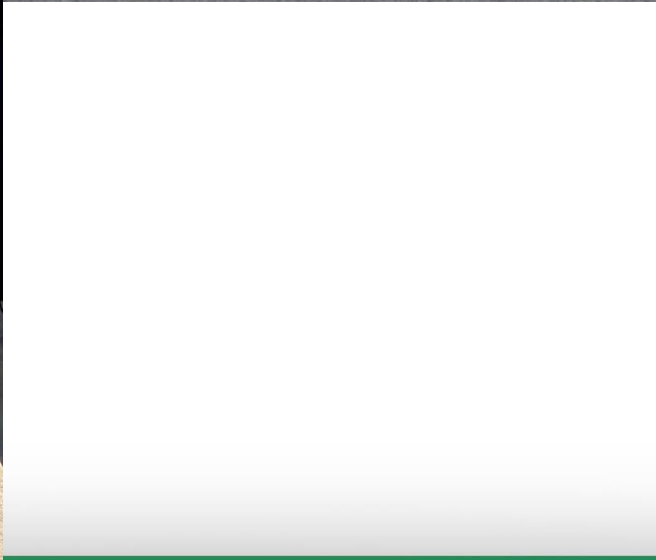
KANSAS STATE
UNIVERSITY

Identification of Brownfields Sites

Brownfield?





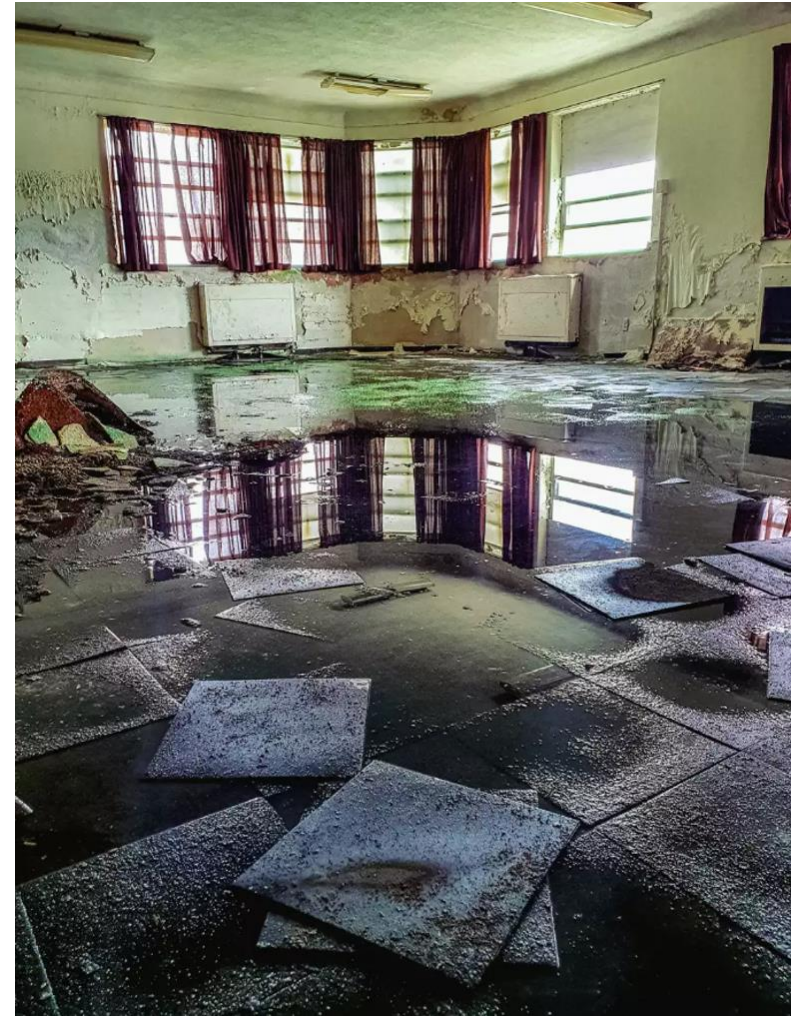


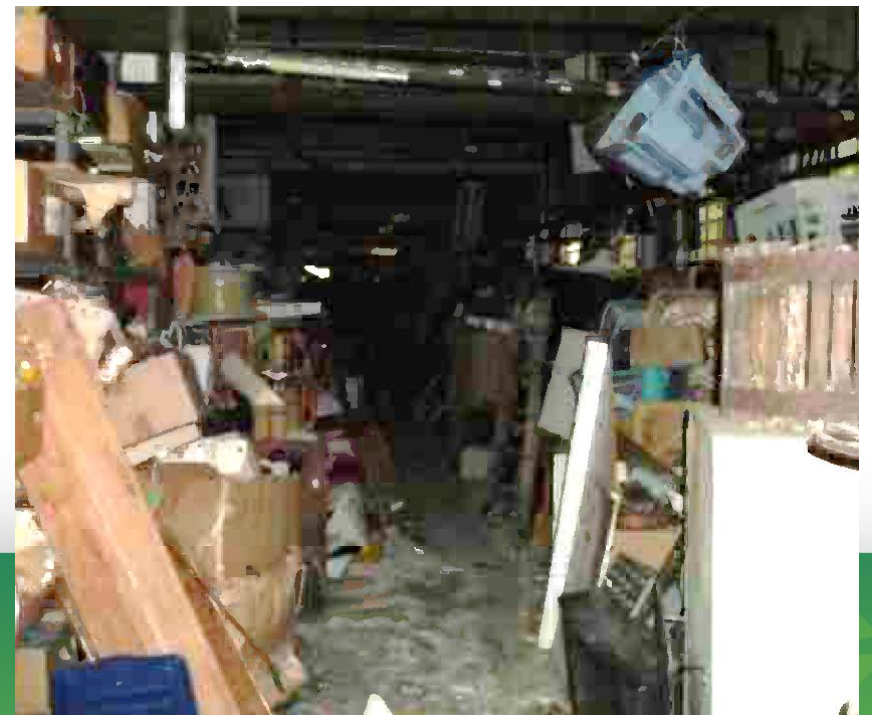
Asbestos Containing Building Materials



Lead Paint







Workshop Homework: Identify one or more potential brownfield sites and fill out the Brownfield ID form. Please bring it to our next workshop for discussion.

LESSONS
LEARNED

1. Basic Property Information

Address or nearest cross-street:

Type of property:

- Vacant lot
 - Stained soil, stressed vegetation, unusual odors
 - Concrete Foundation
 - Uneven surface
 - Dumping on site
- Former gas station
 - Vent pipes
 - Fill ports
- Former factory / mill / warehouse
 - Tall Chimney/Smokestack
 - Loading Docks
 - Pipes, drums, or containers left behind
- Railroad Roundhouse, Stations
- Banks of River/Creek with Dumping
- Dry cleaner, Laundromats
- Auto repair, Auto Maintenance, Car Wash
- Former Hospitals, Schools
- Junkyard/Auto Recycling
- Fire Stations
- Old Strip Malls
- Old Motels, Hotels
- Closed business / store
- Other: _____

2. Current Condition of the Site

Is the site currently:

- Vacant land
- Abandoned building
- Active but underused
- Boarded-up or fenced-off

Visible signs of neglect:

- Overgrown weeds or brush
- Broken windows or crumbling walls
- Dumping of trash, tires, or debris
- Rusting tanks, barrels, or machinery

3. Safety and Community Impact

- Does the site present safety risks?
- Open holes, pits, unstable structures
- Frequent dumping / illegal activity
- Attracting pests (rats, insects)

Is the site nearby:

- Homes
- Schools
- Parks / playgrounds
- Streams, rivers, or lakes

5. Community Knowledge

Do residents or nearby business owners know the site's history?

- Yes → What was it used for? _____
- No → Unsure of past uses

Has the site been vacant or abandoned for more than 1 year?

- Yes
- No

6. Documentation

- Take photos (if safe to do so).
- Note conversations with neighbors who know site history.
- Record date observed: _____

Contact Info

Beth Grigsby

Assistant Regional Director,
KSU TAB
beth27@ksu.edu

Let's Connect!

Scan to get in touch with a TAB team member or to join our mailing list



This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (41-84066501) to Kansas State University. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.

ksutab.org

We Want to Hear Your Feedback

Please provide feedback on today's event:

Click this link

[Brownfields Tools and Resources in Gary, IN 11/14/2025](#)

Or, Scan this QR image from your smartphone





TAB
Technical Assistance
to Brownfields

KANSAS STATE
UNIVERSITY

Evaluation and Wrap Up

We Want to Hear Your Feedback

Please provide feedback on today's event:

Click this link

[Brownfields Tools and Resources in Gary, IN 11/14/2025](#)

Or, Scan this QR image from your smartphone

